

THE EXISTENCE OF THE LAKE WILL PROBABLY NOT CAUSE GROWTH IN THE SMALL TOWNS IN THE AREA, FOR VISITORS WHO GO TO THE LAKE FOR THE DAY WILL NOT NEED TO DO EXTENSIVE SHOPPING, AND THOSE WHOSE SUMMER HOMES ARE IN THE AREA WILL PROBABLY PREFER TO SHOP IN LARGER TOWNS WHERE A WIDE RANGE OF CHOICE IS AVAILABLE. IN FACT, THE NEED FOR ADDITIONAL FACILITIES WILL PROBABLY BE ONLY SEASONAL.

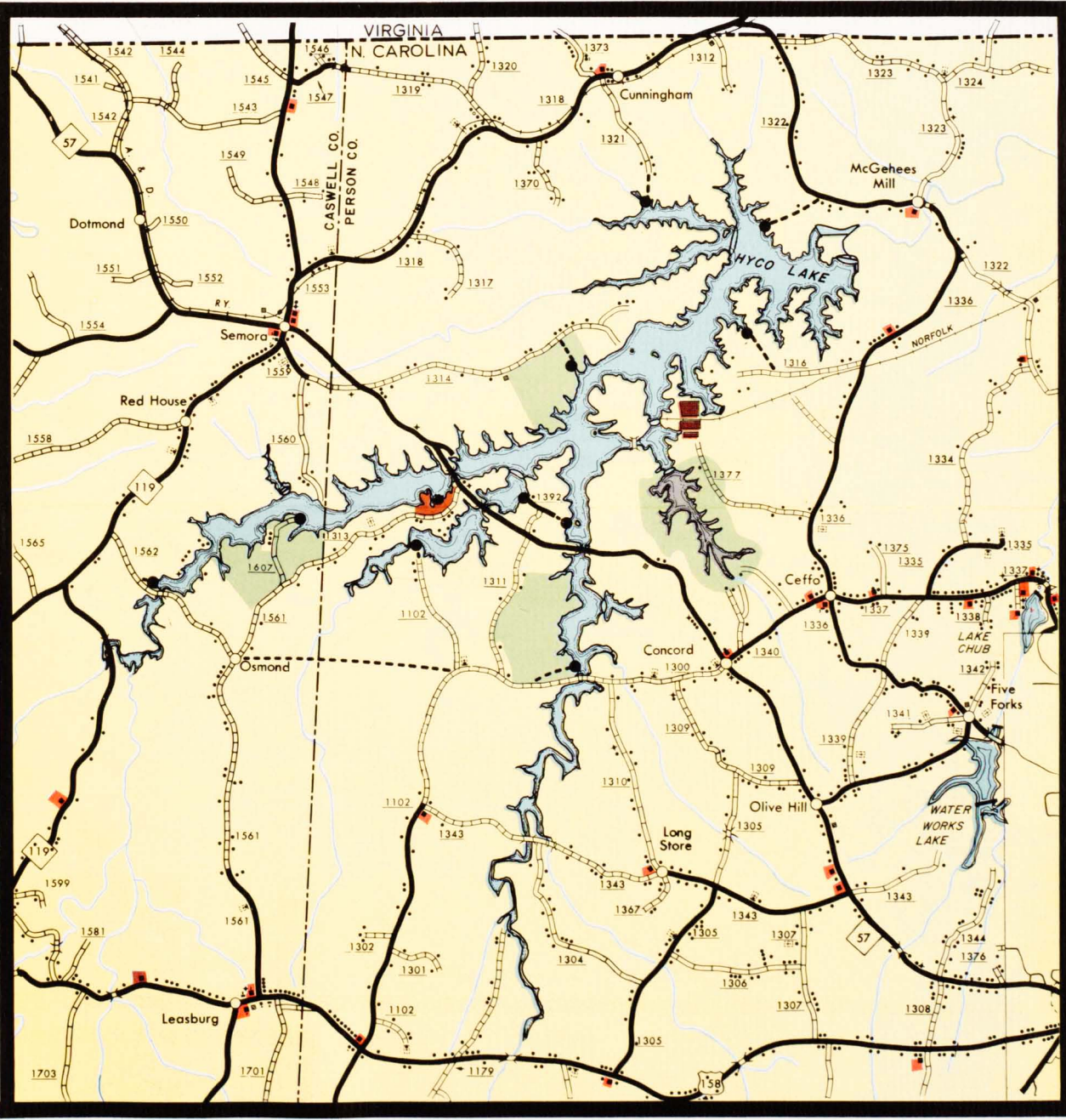
DEVELOPMENT IS UNDERWAY AT HYCO LAKE. PRIVATE INDIVIDUALS ARE EVEN NOW SELLING OFF OR BUYING LOTS. CONSTRUCTION IS BEGINNING. BOAT-LAUNCHING AND MARINA AREAS ARE BEING BUILT. TO PREVENT A TREND TOWARD BAD ROADS, THREE-MONTH TEMPORARY CLUTTERS OF SUBSTANDARD HOUSING, INADEQUATE LOT SIZES, IMPROPER SEWAGE TREATMENT, AND GENERALLY UNDESIRABLE DEVELOPMENT, ACTION IS NECESSARY. THERE ARE FORMAL AND INFORMAL MEANS TO ATTEMPT TO INSURE SOUND DEVELOPMENT. BOTH OFFICIAL AND UNOFFICIAL "LAWS" MUST BE "ADOPTED" AND OBEYED, HOWEVER, BEFORE THEIR BENEFICIAL EFFECT CAN BE FELT. OBVIOUSLY, THEN, IT IS THE ATTITUDE OF THE PEOPLE THAT WILL DETERMINE THE TYPE OF DEVELOPMENT ALLOWED TO TAKE PLACE AT HYCO LAKE.

INSURING PROPER AND ATTRACTIVE DEVELOPMENT IS A CONTINUING JOB. THE HYCO LAKE AUTHORITY AND THE PERSON AND CASWELL COUNTY COMMISSIONERS ARE DEVELOPING STANDARDS TO GUARANTEE THAT DEVELOPMENT WILL CONFORM TO REASONABLE STANDARDS. TOOLS TO ACHIEVE THE GOAL OF GOOD DEVELOPMENT ARE ADOPTION AND ENFORCEMENT OF A ZONING ORDINANCE, THE ENFORCEMENT OF HIGHWAY COMMISSION REQUIREMENTS FOR MINIMUM SIZE AND GRADE OF ROAD RIGHTS-OF-WAY, STATE BOARD OF HEALTH STIPULATIONS FOR WATER SOURCES AND SEWAGE DISPOSAL SYSTEMS (A COUNTY SANITARIAN CAN PREVENT DEVELOPMENT ON UNSUITABLE LAND), AND SUBDIVISION REGULATIONS. THESE LAST-NAMED REGULATIONS ARE EXTREMELY IMPORTANT TO HEALTHY DEVELOPMENT AND PROVIDE LEGAL METHODS OF ASSURING THAT A PLAN IS CARRIED OUT. IT IS RECOMMENDED THAT AN AMENDMENT BE INTRODUCED TO THE STATE LEGISLATURE TO REMOVE CASWELL COUNTY FROM THE LIST OF COUNTIES EXEMPTED FROM SUBDIVISION REGULATIONS.

SOME INFORMAL METHODS TO INSURE GOOD DEVELOPMENT FOLLOW. DEVELOPERS SHOULD BE CONTACTED AND/OR ENCOURAGED TO PROVIDE DOCKING AND WATER ACCESS AREAS FOR SWIMMING AND BOAT LAUNCHING FOR THE USE OF ALL PERSONS RESIDING ON LOTS NOT LOCATED ON THE SHORELINE. THIS IS A VERY IMPORTANT POINT. IF ACCESS TO THE WATER IS DENIED ALL LOTS WITHOUT SHORELINE FRONTAGE, LAND VALUE FOR ALL BUT SHOREFRONT LOTS WILL DROP.

IN ADDITION, BUILDERS OF PRIVATE ROADS SHOULD BE MADE AWARE THAT THE SOIL MAY NOT BE CAPABLE OF SUPPORTING TRAFFIC; AND THAT THE STATE WILL NOT ACCEPT FOR MAINTENANCE ROADS WHOSE WIDTH IS LESS THAN HIGHWAY SPECIFICATIONS. PROPER RIGHT-OF-WAY WIDTH, CLOSE STUDY OF SOIL, AND PROPER GRADING AND DRAINAGE ARE NECESSARY.

DEVELOPERS AND POTENTIAL HOME BUYERS SHOULD ALSO KNOW THAT THERE WILL BE SERIOUS DIFFICULTIES WITH SEWAGE DISPOSAL, AND THAT ENGINEERING STUDIES SHOULD BE MADE BEFORE ANY FORM OF TREATMENT OR DISPOSAL IS PUT IN THE GROUND.



CONCLUSION

IN ORDER TO ATTRACT CAMPERS, RESIDENTS, AND MEETINGS, PROMOTION IS ESSENTIAL. IT IS UP TO THE PEOPLE OF THE AREA TO INSURE THE DEVELOPMENT OF THE LAKE TO ITS FULLEST POTENTIAL. A FEW SUGGESTIONS FOLLOW:

ADVERTISING IS OF THE ESSENCE. EFFORTS SHOULD BE MADE TO FIND THE PROPER CHANNELS THROUGH WHICH TO ATTRACT CAMPERS, SUMMER RESIDENTS, AND MEETINGS, AND THEN TO USE THOSE CHANNELS TO ENLIST INTEREST AND INVESTMENT. A GOOD START MIGHT BE TO CONTACT THE N. C. DEPARTMENT OF CONSERVATION AND DEVELOPMENT'S DIVISIONS OF COMMERCE AND INDUSTRY, AND TRAVEL AND INFORMATION.

SECOND, AN IMAGE IS IMPORTANT -- SOMETHING CONCRETE THAT SERVES TO TIE THE LAKE TOGETHER. ONE SUGGESTION IS THE DESIGNING OF A HYCO LAKE EMBLEM. THIS EMBLEM SHOULD BE ATTRACTIVE, UNUSUAL, SIMPLE, AND COLORFUL. FLAGPOLES FLYING THE EMBLEM COULD THEN BE PLACED ON THE ISLANDS, AT THE LAUNCH POINTS, AND AT THE PUBLIC RECREATION AREA. THE DOMINANT COLOR IN THIS EMBLEM COULD BE REPEATED ON ALL BUILDINGS AND OTHER STRUCTURES OWNED BY THE AUTHORITY (SUCH AS THE POLICE HUT, LIFEBOAT TOWER, LAUNCH RAMPS, DIRECTIONAL SIGNS, THE INFORMATION AND SOUVENIRS BUILDING, TRASH CANS, PICNIC TABLES, BUOYS) AND THE EMBLEM ITSELF COULD ALSO BE USED ON THESE STRUCTURES AS WELL AS ON THE POLICE BOAT. ANOTHER ACTIVITY WHICH MIGHT GIVE THE LAKE A UNIQUE TOUCH WOULD BE THE PROVISION, FOR A SMALL FEE, OF ROWBOATS WHICH COULD TAKE FAMILIES FROM THE RECREATION AREA TO THE LAKE ISLANDS, DESIGNATED ON THE PLAN AS PARK AREAS, WHERE THEY COULD PICNIC. THOSE WITH THEIR OWN BOATS COULD ALSO USE THE PICNIC AREAS.

ALL SHOULD BE ENCOURAGED TO PARTICIPATE IN A "BOOSTERS" PROGRAM. THOSE WHO PARTICIPATE SHOULD BE ORGANIZED INTO A TIGHTLY-KNIT AND DEVELOPED GROUP WITH DEFINITE FUNCTIONS AND FORMAL DUTIES. THE GROUP COULD SUBDIVIDE INTO VARIOUS INTEREST AND PROMOTIONAL SUB-GROUPS NECESSARY TO THE SMOOTH AND SUCCESSFUL OPERATION OF THE LAKE. POSSIBILITIES ARE ENDLESS. ONE GROUP, FOR EXAMPLE, MIGHT SUPERINTEND PROMOTIONAL ACTIVITIES, ANOTHER THE DESIGN, INTRODUCTION, AND USE OF THE HYCO LAKE EMBLEM. A THIRD MIGHT SUPERVISE THE BOAT SERVICE TO THE ISLANDS. ANOTHER GROUP COULD CONCENTRATE ON HANDING OUT QUESTIONNAIRES TO LAKE USERS AND RESIDENTS ASKING THEM WHAT THEY THINK ABOUT THE LAKE, WHAT THEY DO NOT LIKE, AND WHAT SERVICES THEY THINK SHOULD BE ADDED TO THOSE CURRENTLY AVAILABLE.

ANOTHER GROUP COULD KEEP COUNT OF THOSE USING THE VARIOUS FACILITIES AND DETERMINE WHICH SHOULD BE ENLARGED AND WHICH DE-EMPHASIZED. STILL ANOTHER GROUP MIGHT TAKE AS ITS TASK THE ACQUISITION OF ADDITIONAL LAND. IT COULD SPONSOR FUND-RAISING DRIVES AND APPROACH LAND-OWNERS FOR LAND DONATIONS.

FURTHER, A GROUP MIGHT DEVOTE ITSELF TO BEAUTIFICATION. THIS GROUP COULD INSURE THAT THE LAKE RESIDENTS KEEP THEIR LAWNS CUT AND FREE OF LITTER; HELP THE LAKE POLICEMEN CONTROL FIRES, UNAUTHORIZED USE OF THE CONTROL STRIP, AND LITTERING; START A PROGRAM OF BEAUTIFICATION OF ACCESS ROADS TO THE LAKE; AND SUPERINTEND THE PLACEMENT OF INFORMATIONAL SIGNS ALONG THESE ROADS.

VERY LITTLE CAN BE DONE UNLESS THE GENERAL PUBLIC SHOWS AN INTEREST. ALL DEVELOPMENTAL SCHEMES AND PLANS NEED ENTHUSIASM AND DEDICATION AS WELL AS IMAGINATION AND ORIGINALITY IF THEY ARE EVER TO BECOME REALITIES. HYCO LAKE CAN BE A MOST ATTRACTIVE AND UNUSUAL AREA, WELL-USED AND HIGHLY VALUED BY ITS USERS. ALL IT TAKES IS ENTHUSIASM, IMAGINATION AND ENERGY.

